



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING *WH*

DATE: JULY 14, 2005

SUBJECT: TIME EXTENSION FOR TRACT MAP

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

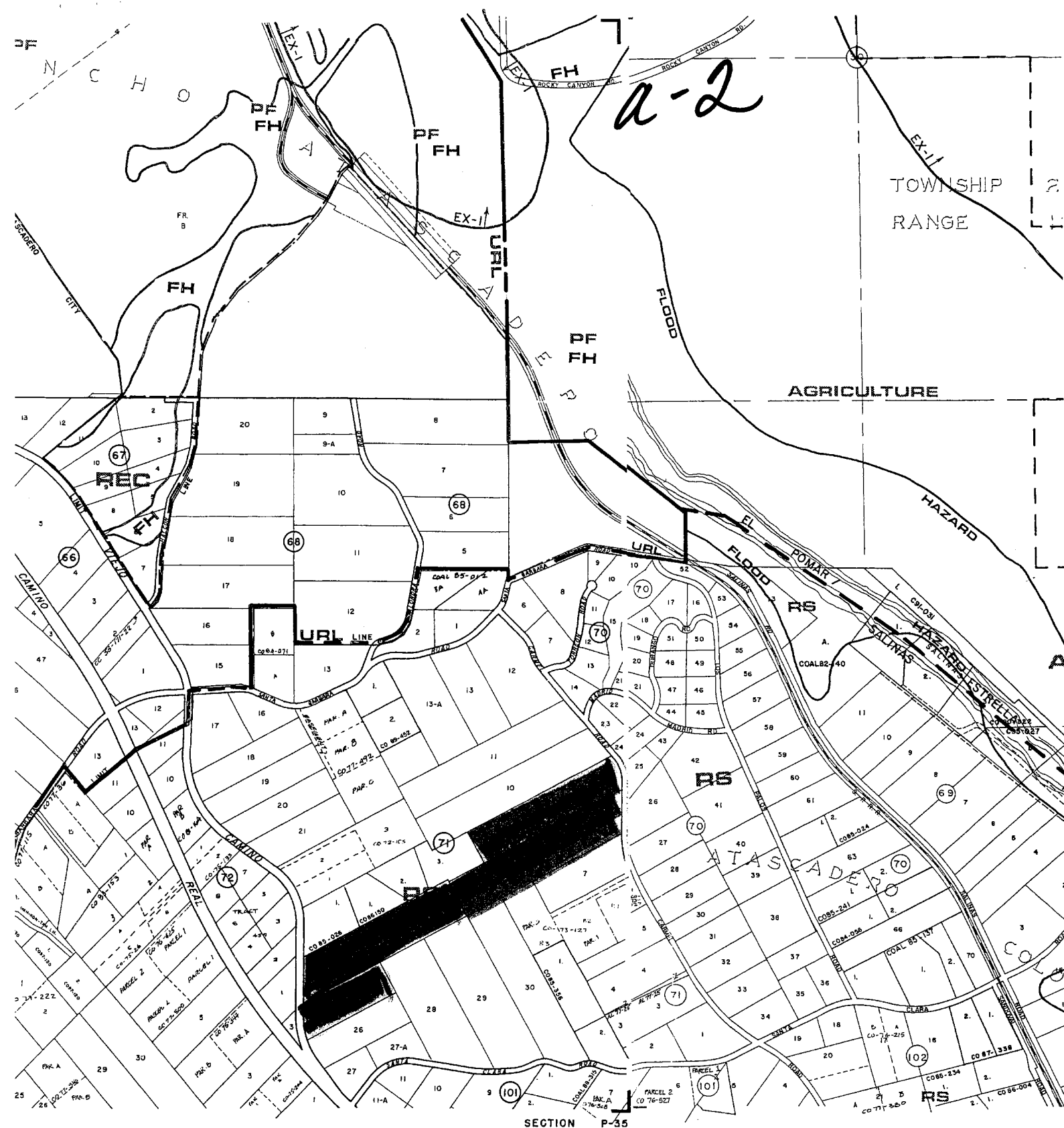
Staff recommends your Commission approve the time extension.

DISCUSSION


The following time extension is recommended for approval:

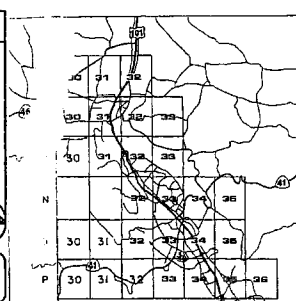
TRACT 2319 (S980146T) Request from **JOHN DALLAIRE/VAUGHAN SURVEYS** for a **5th time extension** for vesting tentative tract map 2319, a request for subdivision of a 15 acre site into fourteen parcels of approximately 1.0 to 1.9 acres each.. The site is located in the Residential Suburban land use category at 740 Bethel Road in the community of Templeton, APN: 040-270-010 in the Salinas River Planning Area. Supervisorial District 1.

The tentative map was to expire on July 22, 2005. On May 24, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **5th one-year time extension** be granted to July 22, 2006, subject to the conditions of approval in the Resolution of the Planning Commission adopted July 22, 1999.

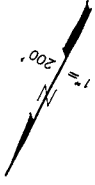
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LEGEND

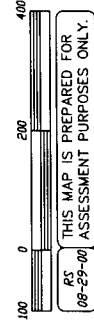
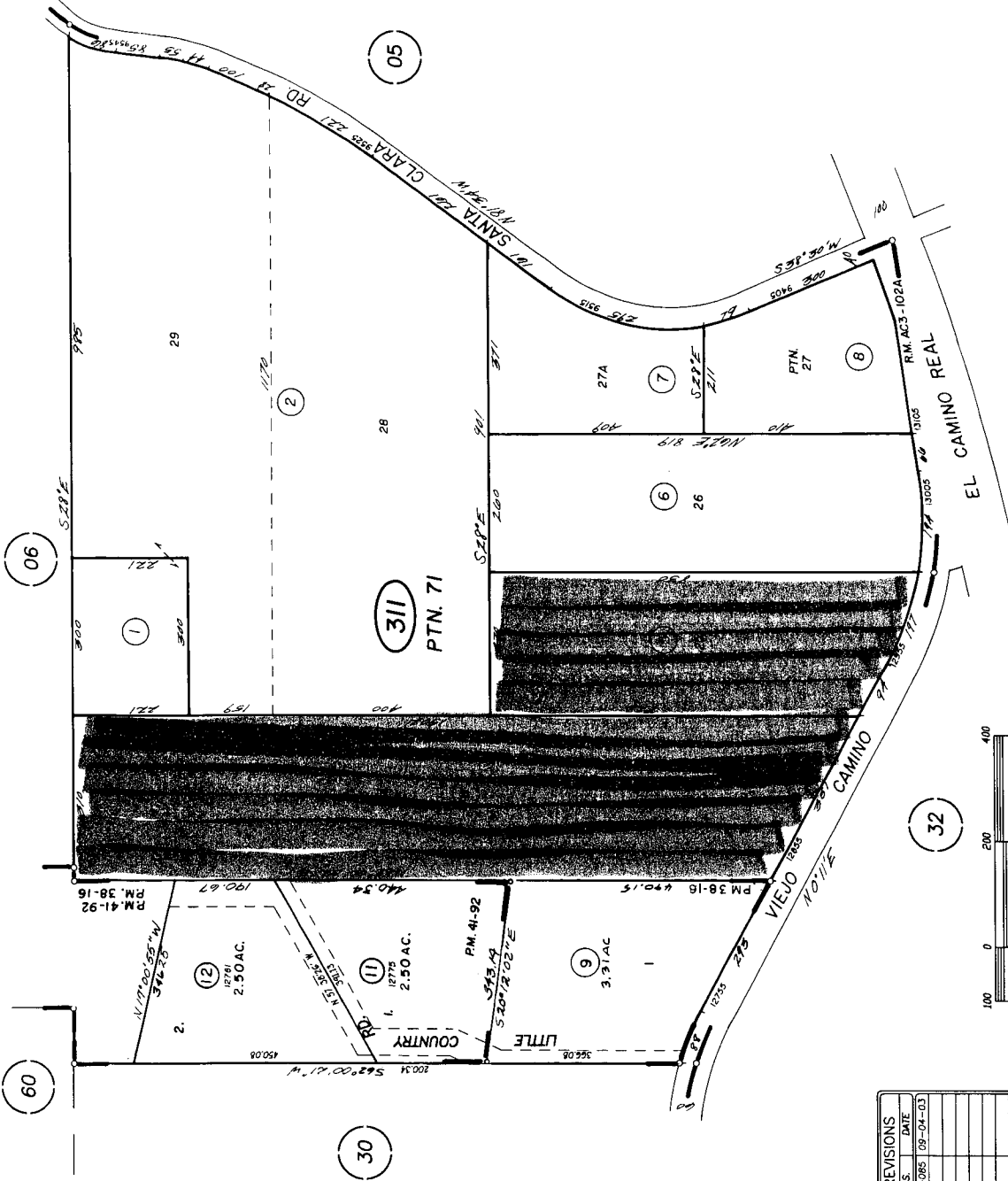
<p>LAND USE CATEGORIES</p> <p>AG - AGRICULTURE RL - RURAL LANDS RES - RECREATION RU - RESIDENTIAL, RURAL RS - RESIDENTIAL, SUBURBAN RSF - RESIDENTIAL, SINGLE FAMILY RMF - RESIDENTIAL, MEDIUM FAMILY O/P - OFFICE & PROFESSIONAL C - COMMERCIAL, RETAIL CS - COMMERCIAL SERVICE HD - INDUSTRIAL PF - PUBLIC FACILITIES OS - OPEN SPACE</p>	<p>COMBINING DESIGNATIONS</p> <p>(AR) - AIRPORT STUDY AREA (RS) - GEOLOGIC REVIEW AREA (FH) - FLOOD HAZARD (CR) - SENSITIVE RESOURCE AREA (EX) - EXHAUST & EXTRACTIVE AREA [H] - HISTORIC</p> <p>BOUNDARIES</p> <p>----- URBAN RESERVE LINE (URL) ----- URBAN SERVICES LINE (USL) ----- VILLAGE RESERVE LINE (VRL) ----- PLANNING AREA ----- CENTRAL BUSINESS DISTRICT (CBD) ----- LOCAL COASTAL PLAN</p>	<p>PROPOSED PUBLIC FACILITIES</p> <p>MS HIGH SCHOOL JHS JR. HIGH SCHOOL ES ELEMENTARY SCHOOL PARK WATER TREATMENT FACILITIES SEWAGE TREATMENT FACILITIES SOLID WASTE FACILITIES GOVERNMENT FACILITIES LIBRARY POLICE OR PUBLIC SAFETY FACILITY STATION</p> <p style="text-align: center;">SCALE</p> <p style="text-align: center;">0 400 800</p> 
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Atascadero Colony, R. M. Bk. AC3, Pg. 102A.



REVISIONS	
I.S.	DATE
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